| 177.0 | 0006 | 0011.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 628,400 / 628,400 |
| | | | | | USE VALUE: | 628,400 / 628,400 |
| | | | | | ASSESSED: | 628,400 / 628,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 67 | | PIEDMONT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BEUCLER JENNIFER L |
| Owner 2: | BEUCLER EDWARD W JR |
| Owner 3: | |
| Street 1: | 67 PIEDMONT ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KILLILEA FREDERICK G--ETAL - |
| Owner 2: | KILLILEA MARY A - |
| Street 1: | 67 PIEDMONT ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 4,868 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Aluminum Exterior and 1526 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4868.000 | 231,300 | 900 | 396,200 | 628,400 |
| Total Card | 0.112 | 231,300 | 900 | 396,200 | 628,400 |
| Total Parcel | 0.112 | 231,300 | 900 | 396,200 | 628,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.69 | /Parcel: 411.6

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 119829

**GIS Ref**

**GIS Ref**

**Insp Date** 08/31/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 177.0-0006-0011.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 231,300 | 900 | 4,868. | 396,200 | 628,400 | 628,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 198,400 | 900 | 4,868. | 390,600 | 589,900 | 589,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 182,600 | 0 | 4,868. | 300,000 | 482,600 | 482,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 182,600 | 0 | 4,868. | 283,000 | 465,600 | 465,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 182,600 | 0 | 4,868. | 260,400 | 443,000 | 443,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 170,400 | 0 | 4,868. | 243,400 | 413,800 | 413,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 170,400 | 0 | 4,868. | 224,200 | 394,600 | 394,600 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 170,400 | 0 | 4,868. | 224,200 | 394,600 | 394,600 | | 12/13/2012 |

!13909!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 03:48:00 |

**LAST REV**

| Date | Time |
|---|---|
| 10/17/18 | 15:12:19 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13909

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| KILLILEA FREDER | 69435-413 | | 6/15/2017 | Change>Sale | 521,000 | No | No | | |
| | 12789-511 | | 5/5/1975 | | 31,500 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 119829 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/13/2017 | 792 | Inter Fi | 1,000 | C | | | | |
| 9/18/2006 | 784 | Re-Roof | 5,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/31/2018 | MEAS&NOTICE | HS | Hanne S |
| 3/14/2009 | Inspected | 345 | PATRIOT |
| 12/16/2008 | Measured | 345 | PATRIOT |
| 12/30/1999 | Meas/Inspect | 243 | PATRIOT |
| 5/1/1989 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4868 | | Sq. Ft. | Site | | 0 | 70. | 1.16 | 6 | | | | | | | | | 396,229 | | | | | | 396,200 | |

Total AC/HA: 0.11175 | Total SF/SM: 4868 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 396,229 | Spl Credit | Total: 396,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1H - 1 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1957 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 5 - Lino/Vinyl | 15 | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99700004 |
| Adj $ / SQ: | 141.325 |
| Other Features: | 62300 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 284123 |
| Depreciation: | 52847 |
| Depreciated Total: | 231276 |

## COMMENTS

BSMT SINK.

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: Line 1 | # Units: | 1 |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Totals | RMs: | 7 | BRs: | 2 | Baths: | 1 | HB |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 2 | |
| Totals | | | |
| 1 | 7 | 2 | |

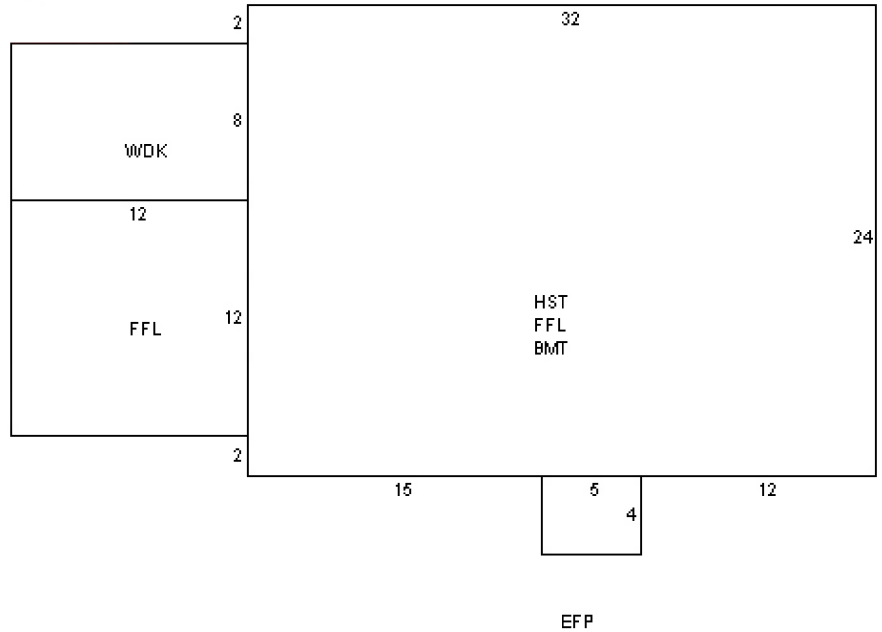
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 141.32 |
| Special Features: | 0 | Val/Su Net: | 106.10 |
| Final Total: | 231300 | Val/Su SzAd | 178.47 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 912 | 141.320 | 128,888 |
| BMT | Basement | 768 | 46.470 | 35,687 |
| HST | Half Story | 384 | 141.320 | 54,269 |
| WDK | Deck | 96 | 15.950 | 1,531 |
| EFP | Enclos Porch | 20 | 72.380 | 1,448 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,180 | | | Total: | 221,823 |
| Size Ad | 1296 | Gross Are | 2564 | FinArea | 1526 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 30 | F | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 177.0-0006-0011.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X6 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 14X18 | A | AV | 2018 | 3.74 | T | 5 | 101 | | | 900 | | | 900 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 900 | Total Special Featues: | | Total: | 900 |